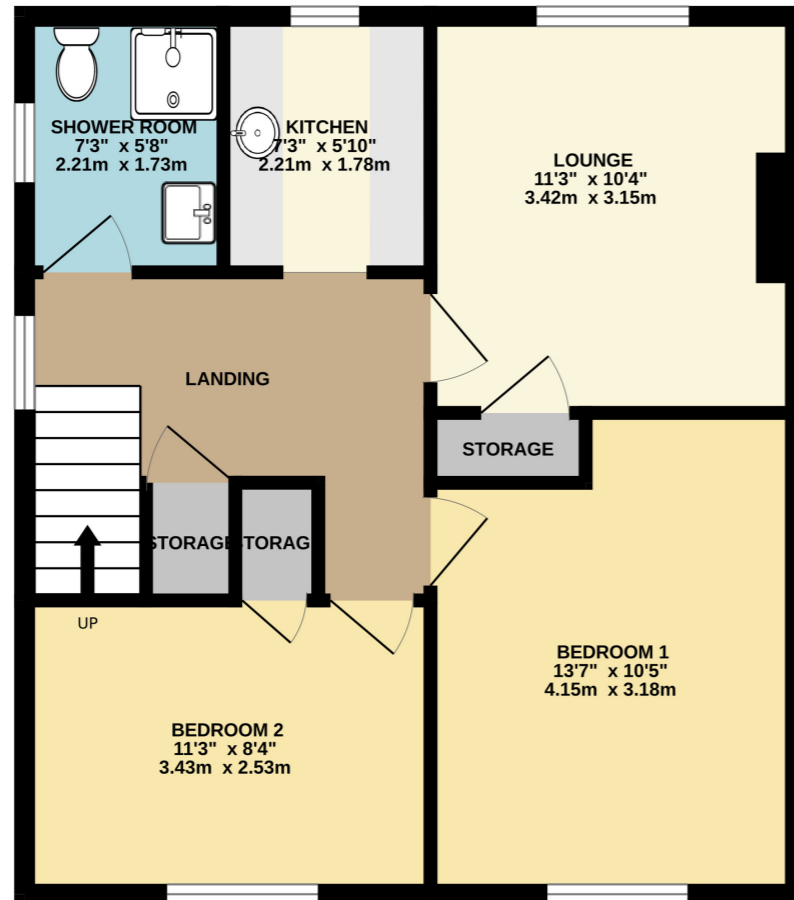
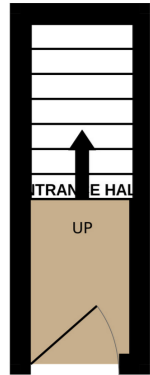


GROUND  
33 sq.ft. (3.1 sq.m.) approx.

FIRST FLOOR  
538 sq.ft. (50.0 sq.m.) approx.



ROMANY LANE

TOTAL FLOOR AREA : 572 sq.ft. (53.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Romany Lane, Tilehurst, Reading.

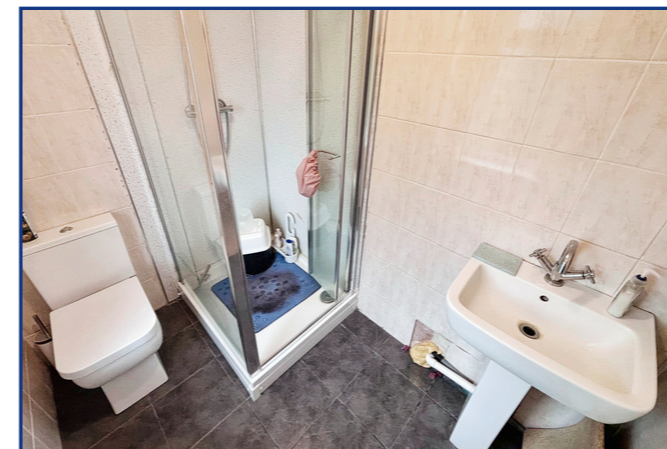
£140,000 Leasehold

Arins Property Services - \*CASH BUYERS ONLY\*

Offered to the market is this well presented two bedroom first floor maisonette. The property is situated close to a bus route which leads to Reading town centre, is a reasonable distance from English Martyrs primary school, as well as Prospect Park, while having good access to various local shops and amenities. Further accommodation includes a living room, refitted kitchen, and a refitted shower room. Other features include double glazed windows throughout, and off road parking for multiple vehicles.

- Two Double Bedrooms
- Refitted Kitchen
- Refitted Shower Room
- Off Road Parking
- Close to Tilehurst Train Station
- Cash Buyers Only





## Property Description

### First Floor

#### Entrance Hall

Access to all first floor rooms, storage cupboard, electric radiator, loft hatch, side aspect double glazed window.

#### Lounge

11' 3" x 10' 4" (3.43m x 3.15m) Rear aspect double glazed window, laminate wood flooring, electric radiator.

#### Kitchen

7' 3" x 5' 10" (2.21m x 1.78m) Rear aspect double glazed window, range of base and eye level units, single bowl, space for white goods, tiled flooring and walls.

#### Bedroom One

13' 7" x 10' 5" (4.14m x 3.17m) Front aspect double glazed window, electric radiator, laminate wood flooring.

#### Bedroom Two

11' 3" x 8' 4" (3.43m x 2.54m) Front aspect double glazed window, laminate wood flooring, electric radiator.

#### Shower Room

7' 3" x 5' 8" (2.21m x 1.73m) Side aspect double glazed window, shower cubicle, pedestal wash basin, low level wc, tiled walls and flooring.

### Outside

#### Parking

Off road parking provided for multiple vehicles.

#### Lease Information

Length of Lease - 99 years from 25th March 1960. Approx. 34 years remaining.

#### Council Tax Band

B